052.A	0001	0102.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	471,300	/	471,300
USE VALUE:	471,300	/	471,300
ASSESSED:	471,300	/	471,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Unit #: 102

Owner 1:	BLUE WHALE REALTY LLC
Owner 2:	C/O ANN M MORVAI
Owner 3:	
Street 1:	PO BOX 603
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	ALLEN CAROLE E/TRUSTEE -
Owner 2:	MILL STREET PEDIATRIC TRUST -
Street 1:	22 MILL STREET #101
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1174 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
343	0.000	471,300			471,300
Total Card	0.000	471,300			471,300
Total Parcel	0.000	471,300			471,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.45 | /Parcel: 401.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 144105

GIS Ref

GIS Ref

Insp Date 10/02/18

!4328!

PREVIOUS ASSESSMENT

Parcel ID: 052.A-0001-0102.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	343	FV	471,300	0	.		471,300		Year end	12/23/2021
2021	343	FV	466,900	0	.		466,900		Year End Roll	12/10/2020
2020	343	FV	466,900	0	.		466,900	466,900	Year End Roll	12/18/2019
2019	343	FV	555,900	0	.		555,900	555,900	Year End Roll	1/3/2019
2018	343	FV	346,900	0	.		346,900	346,900	Year End Roll	12/20/2017
2017	343	FV	327,900	0	.		327,900	327,900	Year End Roll	1/3/2017
2016	343	FV	327,900	0	.		327,900	327,900	Year End	1/4/2016
2015	343	FV	228,100	0	.		228,100	228,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:23:04

LAST REV

Date	Time
04/16/19	13:52:32

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN CAROLE E/	40615-481		8/26/2003	Mult Lots	530,000	No	No		
GIBBONS LOUISE	26437-555		6/26/1996		181,000	No	No		Y

USER DEFINED

Prior Id # 1:	144105
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Meas/Inspect	PH	Patrick H
2/23/2009	Inspected	197	PATRIOT
5/1/1985		LO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	343	Condo-Comm	Prime NB Desc	22 Mill	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	63 - Condo Office		
Sty Ht:	4 - 4 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1984	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.579999924
Name:	2 - 3002

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	1.25000000
Const Adj.:	1.51439393
Adj $ / SQ:	473.248
Other Features:	5822
Grade Factor:	1.10
NBHD Inf:	1.05999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654610
Depreciation:	183291
Depreciated Total:	471319

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	551.81
Special Features:	0	Val/Su Net:	401.45
Final Total:	471300	Val/Su SzAd	401.45

SKETCH

Undisplayed Areas:
FFL: 1174

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,174	473.250	555,593

Net Sketched Area:	1,174		Total:	555,593	
Size Ad	1174	Gross Area	1174	FinArea	1174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

052.A-0001-0102.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	